



## Sherman Gardens Romford, RM6 4AX

Edward Chase is delighted to present to the residential lettings market this amazing 2 bedroom terraced house located a short walk from Chadwell Heath Station (Elizabeth Line). This house is in a superb area with tonnes of local amenities & surrounded by great schools, we feel this would be an ideal home for growing families or professional sharers. This property has many key features such as: - Gas central heating - Double glazed windows - EPC Rating C - Council tax band D - Two double bedrooms - Private parking bay - Garden - Private ground floor reception with separate kitchen - White goods included - Part-furnished - Available now For viewing details, please contact Edward Chase today. How to view this property: Please complete the online enquiry form by selecting 'email agent'. Once your full name, email and contact number is submitted to Edward Chase we shall register your interest. When our lettings team have finalised a viewing date and

- Amazing Large Spacious 2 Bedroom Terrace House
- Property Has Ground Floor W/C & First Floor Master Bathroom
- Property Is Part-Furnished And Is In Excellent Condition Through-out
- Property Has Two Spacious Bedrooms
- Ground Floor Large Reception Room with Private Kitchen Equipped With White Goods
- Property Comes Unfurnished Available For A Long Let

**Monthly Rental Of £1,699**

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you the opportunity to confirm the viewing. Lettings Edward Chase estate agents offer a bespoke, professional, ARLA accredited Lettings & Management service. If you would like a free property appraisal to gauge the rental potential of your property or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. Edward Chase estate agents specialise in Ilford, Redbridge, Seven Kings, Goodmayes, Chadwell Heath, Newbury Park, Barkingside, Chadwell Heath, Barking, Canary Wharf, Docklands, Romford, Chigwell, Dagenham, Newham, Royal Wharf and the surrounding East London vicinity. Edward chase estates agents Lorimer Village, Goodmayes site. Our enthusiastic team of estate agents in Ilford are the local experts covering the postcodes of IG1, IG2, IG3, IG4, IG5, IG6, IG7 IG8. Our enthusiastic team of estate



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.